



Albert Road, Epsom



Guide Price £475,000

- Heart of the College Area
- No ongoing chain
- Three reception rooms
- Two bedrooms
- Upstairs bathroom
- Generous kitchen
- Southerly facing 31' x 23' garden
- Walk to Town & Station
- Victorian end of terrace cottage
- Residents permit parking

The Personal Agent are pleased to present this fantastic opportunity to acquire a two/three bed Victorian end of terraced house located within the heart of the highly desirable College Area of Epsom and walking distance of town centre and railway station.

The property is offered with vacant possession and no ongoing chain meaning that a swift exchange/completion to take advantage of the stamp duty holiday is still achievable on this home. The property benefits from very well proportioned accommodation throughout having been cleverly extended in the past.

Benefitting from a fantastic position, this bright and well presented home offers genuinely well balanced accommodation mixed with a truly spacious feel that is not usually associated with a cottage.



The property would suit a diverse selection of buyers; so whether you are a first time buyer, investor, making a downsize move or considering school catchment we recommend viewing this fine home. The accommodation comprises a living room, spacious dining room, generous fitted kitchen and a third spacious reception room with direct access to the garden. There are also two generously proportioned double bedrooms and an upstairs bathroom.

The secluded South/Westerly facing rear garden measures 31' x 23' and is an excellent additional feature to the property and enjoys a great degree of privacy being fully enclosed by fencing with a gate to the rear. There is also a loft space and several other stand out features just waiting to be discovered.

Nearby Epsom High Street has a variety of shops, the Ashley Centre - a covered shopping mall and Epsom Playhouse which offers a wide range of entertainment, including films and

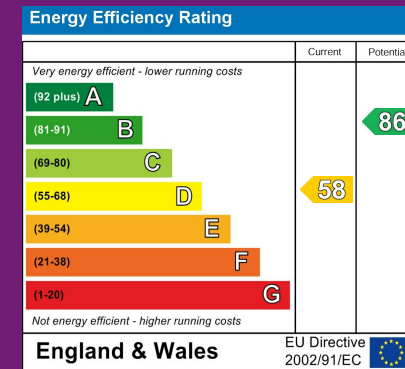
concerts. The Rainbow Leisure Centre & David Lloyd Centre feature pool, gym and other sports facilities. There is also a wide variety of cafés, restaurants and pubs available locally.

Epsom is a popular commuter town, located to the south west of London and offers a good mix of state and independent schools for all age groups. Also close by is Epsom Downs, the home of The Derby. The M25 (Junction 9) is a short drive away giving access to both Heathrow and Gatwick international airports.

Freehold







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